ATTACHMENT J3

Dobbins ARB Water Distribution System

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J3.1 Dobbins ARB Overview

Dobbins ARB is located in northern Georgia between the cities of Marietta and Smyrna, approximately 16 miles northwest of downtown Atlanta. The U.S. Government purchased the original acreage for the base in 1943. During normal work weeks, the personnel strength of the 94th Airlift Wing at Dobbins totals approximately 200 Air Force Reserve technicians and 300 federal civil service employees. During Unit Training Assembly weekends, the number of on-base personnel swells, as more than 1,500 reservists from Georgia, Alabama, Tennessee and the Carolinas, who are assigned to the 94th Airlift Wing, travel to Dobbins ARB to complete their training requirements and duties.

Collocated with Dobbins ARB are the Naval Air Station, Atlanta, located on 181 acres southwest of the base, and Air Force Plant No. 6, an aircraft manufacturing plant located north of the base which is leased and operated by Lockheed-Martin Aeronautical Systems Corporation.

Size of the Base and Annex:	
Dobbins ARB	1,666 Acres
Total Acreage	1,666 Acres

Dobbins ARB occupies 1,666 acres and has 142,393 linear feet of roadways. According to the 1998 real property records, the base owns, operates, and maintains approximately 260 facilities and 97 buildings. The 97 buildings occupy 960,923 square feet. There are 5 MFH buildings, however these are currently unoccupied.

Location	**Commercial/Industrial Facilities**	**Family Housing Units**
Dobbins ARB	260	5

History

The installation's original 2,843-acre tract was acquired by the U.S. Government in 1943 for use by Bell Aircraft Corporation as a B-29 "Super Fortress" assembly site. The resultant airfield, temporarily known as Rickenbacker Field, was maintained by an Army Air Force caretaker detachment after Bell's operation ended in 1947. In 1951, the base was renamed Dobbins Air Force Base and in 1959 Naval Air Station Atlanta was commissioned on the same base.

Current Mission

Both the peacetime and wartime missions of the 94th Airlift Wing are global in scope. If mobilized during wartime, 94th Airlift Wing comes under control of the Air Combat Command (ACC), where it would provide the combat delivery portion of ACC's airlift mission within a theater or forward area of operations.

Mission Statement

The mission of the 94th Airlift Wing is to maintain operational readiness for the airlift of personnel, supplies and equipment into prepared or unprepared areas by landing or airdrop.

Educational Facilities

N/A

Future Changes

The future Military Construction Program (MCP) at Dobbins ARB results only in minor load growth. The following table outlines future projects at the base.

PROJECT NUMBER	PROJECT DESCRIPTION
FGWB969001	Upgrade Water Distribution System
FGWB950030	Renumber Fire Hydrants
FGWB004001	Repair Drinking Water Cross Co
FGWB970016	RPL Waterline, T/WA
FGWB970045	Repair Water Distribution System
FGWB930002	RPR Water Distribution Lines
FGWB990042	Northside Water Loop
FGWB969001	Replace Water Distribution System

Potable water at Dobbins ARB is purchased from the CMWA. Monthly water meter readings from the period from January 1997 through December 1998 indicate an average daily demand of 89,500 gpd. The highest average daily demand based on the maximum monthly usage for this same period was 186,200 gpd.

No future demand studies have been performed. Base Civil Engineer personnel estimate that existing and projected demands for potable water at the station will continue to be satisfied by the county's potable water system. The water distribution system on the base is adequate to support existing and expected future requirements.

J3.2 Water Distribution System Description

J3.2.1 Water Distribution System Fixed Equipment Inventory

The Dobbins ARB water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no

circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- Fire Protection Systems
- Interior Backflow Prevention Devices
- Lawn Irrigation Systems

J3.2.1.1Description

Dobbins ARB purchases potable water from the Cobb-Marietta Water Authority (CMWA). The CMWA has two surface water treatment facilities, the Quarles Treatment Plant and the Wyckoff Treatment Plant, which provide chlorination, fluoridation, filtration and coagulation to raw water. The Quarles Treatment Plant is located on the Lower Roswell Road at the Chattahoochee River and the Wyckoff Treatment Plant is located on Mars Hill Road in the northwest corner of Cobb County and draws its water from Lake Altoona. According to CMWA personnel, the water supply system is fully integrated, meaning water supplied by the system comes from either or both of the treatment plants. CMWA is principal water purveyor to the base. A 16-inch steel water main is metered north of AFP No. 6. Lockheed Martin acts as a secondary purveyor. The 20-inch steel water main from Lockheed Martin enters the base from the north near the Base Civil Engineer complex at which point Lockheed Martin meters the water supply. Total average daily usage is 89,500 gallons per day (gpd). The main from CMWA supplies approximately 51,400 gpd, and the main from Lockheed Martin supplies approximately 38,100 gpd. Since the base has numerous tenants, Base Civil Engineer personnel also meter the tenants' water consumption and bill them for their usage. Delivered water pressure from the CMWA is at an average of 110 to 120 psi, but pressures can be as high as 150 psi. Consequently, the base has historically experienced problems related to over-pressurization of the distribution system. Base Civil Engineer personnel have identified a need for pressure reducers at the primary water main to modulate water pressure.

Water is distributed throughout the ARB through a looped supply system. The water distribution system consists of mostly of cast iron pipes ranging in size from 2 to 16 inches in diameter. Most of the system was originally constructed between 1954 and 1956. Recent upgrades have replaced portions of the old cast iron pipes with polyvinyl chloride (PVC) piping. Backflow preventers are present in the system. However, there is no documented information available on the backflow preventers.

There are no water supply treatment facilities at the Air Reserve Base. The CMWA supplies treated water in compliance with Primary and Secondary Drinking Water Standards established by the Safe Drinking Water Act. The CMWA supplies treated water in compliance with Primary and Secondary Drinking Water Standards established by the Safe Water Drinking Act. CMWA does practice chlorination and fluoridation. CMWA has no Supervisory Control and Data Acquisition (SCADA) system for the water facilities.

The water system limits for privatization are from the water mains to building connections, including the building service lines. The fire protection water system is excluded from the potable water distribution system for the purposes of this privatization study. The Air

Force will retain ownership and responsibility of the fire water system due to the critical relationship of this system to the mission of Dobbins ARB. Any dedicated systems related to fire flow, including distribution pipes, storage tanks, and pump stations are not considered part of the water distribution system for utility privatization.

J3.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Dobbins ARB water system included in the sale.

TABLE 1
Fixed Inventory
Water Utility System, Dobbins ARB

Component Item	Size (Inches)	Quantity	Unit of Measure	Material Type[1]	Approximate Year of Installation
Valves	2	5	EA	CI	1952
	2	1	EA	CI	1955
	2	1	EA	CI	1967
	2	1	EA	CI	1972
	2	1	EA	PVC	1980
	2	1	EA	PVC	1995
Valves	2.5	2	EA	CI	1952
Valves	3	2	EA	CI	1955
	3	4	EA	CI	1959
	3	1	EA	CI	1977
	3	1	EA	PVC	1980
	3	2	EA	PVC	1989
Valves	4	8	EA	CI	1952
	4	1	EA	CI	1959
	4	1	EA	CI	1975
Valves	6	5	EA	CI	1952
	6	5	EA	CI	1955
	6	1	EA	CI	1973
	6	6	EA	PVC	1983
	6	1	EA	PVC	1984
	6	1	EA	PVC	1989
	6	2	EA	PVC	1993
	6	2	EA	PVC	1998

Valves		8	2	EA	CI	1952
		8	7	EA	CI	1955
		8	4	EA	CI	1956
		8	1	EA	CI	1959
		8	1	EA	CI	1967
Valves		10	3	EA	CI	1952
		10	1	EA	PVC	1980
Valves		12	14	EA	CI	1952
Valves		18	7	EA	CI	1952
Valves		20	1	EA	CI	1952
Piping		1.25	220	LF	CI	1952
Piping		1.5	160	LF	CI	1972
Piping		2	410	LF	CI	1952
		2	100	LF	CI	1955
		2	80	LF	CI	1972
		2	190	LF	CI	1972
		2	80	LF	PVC	1976
		2	270	LF	CU	1980
		2	370	LF	PVC	1983
		2	120	LF	PVC	1987
		2	240	LF	PVC	1989
		2	130	LF	PVC	1995
		2	50	LF	PVC	1998
Piping		2.5	200	LF	CI	1952
		2.5	170	LF	CI	1955
		2.5	155	LF	CI	1972
Piping		3	530	LF	CI	1955
		3	80	LF	CI	1956
		3	410	LF	CI	1959
		3	230	LF	CI	1977

		3	300	LF	PVC	1983
		3	500	LF	PVC	1989
		3	90	LF	PVC	1990
Piping		4	2,735	LF	CI	1952
		4	390	LF	CI	1955
		4	50	LF	CI	1973
		4	100	LF	PVC	1975
		4	740	LF	PVC	1980
		4	210	LF	PVC	1982
Piping		6	3,945	LF	DI	1952
		6	2,545	LF	CI	1955
		6	3,095	LF	DI	1959
		6	220	LF	CI	1972
		6	680	LF	CI	1973
		6	140	LF	PVC	1975
		6	1,210	LF	DI	1983
		6	2,545	LF	CI	1972
		6	460	LF	PVC	1989
		6	880	LF	PVC	1990
		6	80	LF	PVC	1993
		6	350	LF	PVC	1998
Piping		8	2,590	LF	CI	1952
		8	2,745	LF	CI	1955
		8	1,535	LF	CI	1956
		8	1,140	LF	CI	1959
		8	1,881	LF	CI	1967
		8	540	LF	PVC	1980
		8	230	LF	PVC	1987
		8	150	LF	PVC	1993
		8	900	LF	PVC	1994
		8	5,120	LF	PVC	1996
		8	1,090	LF	PVC	1998
Piping		10	120	LF	CI	1952
		10	1,745	LF	PVC	1980
Piping		12	4,590	LF	CI	1952
		12	385	LF	PVC	1984
Piping		18	5,840	LF	CI	1952

Piping		20	150	LF	CI	1952
Hydrants		4.5" valve size	21	EA		1952
		4.5" valve size	11	EA		1955
		4.5" valve size	5	EA		1959
		4.5" valve size	3	EA		1967
		4.5" valve size	2	EA		1972
		4.5" valve size	1	EA		1973
		4.5" valve size	1	EA		1975
		4.5" valve size	5	EA		1980
		4.5" valve size	4	EA		1983
		4.5" valve size	2	EA		1984
		4.5" valve size	1	EA		1987
		4.5" valve size	1	EA		1989
		4.5" valve size	2	EA		1990
		4.5" valve size	2	EA		1993
		4.5" valve size	5	EA		1994
		4.5" valve size	4	EA		1996
		4.5" valve size	2	EA		1997
		4.5" valve size	1	EA		1998
Meters						
Water Supply Meter			17	EA		1984

Legend:		**Notes:**
CI - Cast Iron	PVC - Polyvinyl Chloride	1. Drawings furnished by Dobbins ARB do not always indicate material types. Some material types have been assumed and may not necessarily reflect actual material in place.
DI-Ductile Iron	LF - Linear Feet	
EA – Each	CU-Copper	

J3.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists the other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Water System, Dobbins ARB

Qty	Item	Make/Model	Description	Remarks
	None			

TABLE 3
Specialized Vehicles and Tools
Water System, Dobbins ARB

Description	Quantity	Location	Maker
None			

J3.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Water System, Dobbins ARB

Qty	Item	Description	Remarks
	None		

J3.3 Specific Service Requirements

The service requirements and standards for the Dobbins ARB water distribution system are as defined in the Section C, *Description/Specifications/Work Statement,* and Section H, *Special Contract Provisions*. The following requirements are specific to the Dobbins ARB water distribution system and are in addition to those found in Sections C or H. If there is a conflict between requirements described below and Sections C or H, the requirements listed below take precedence over those found in Sections C or H.

J3.3.1 THREAT Compliance

The Contractor must comply with all THREAT conditions that may exist prior to arrival or arise while on base. The Contractor is advised that THREAT conditions can vary daily at Dobbins ARB. The Contractor is further advised that THREAT conditions may cause delays in access.

J3.4 Current Service Arrangement

Dobbins ARB purchases potable water from the Cobb-Marietta Water Authority (CMWA). The CMWA has two surface water treatment facilities, the Quarles Treatment Plant and the Wyckoff Treatment Plant, which provide chlorination, fluoridation, filtration and coagulation to raw water. According to CMWA personnel, the water supply system is fully integrated, meaning water supplied by the system comes from either or both of the treatment plants. CMWA is principal water purveyor to the base. A 16-inch steel water main is metered north of AFP No. 6. Lockheed Martin acts as a secondary purveyor. The 20-inch steel water main from Lockheed Martin enters the base from the north near the Base Civil Engineer complex at which point Lockheed Martin meters the water supply. Total average daily usage is 89,500 gallons per day (gpd). The main from CMWA supplies approximately 51,400 gpd, and the main from Lockheed Martin supplies approximately 38,100 gpd. Since the base has numerous tenants, Base Civil Engineer personnel also meter the tenants' water consumption and bill them for their usage. Delivered water pressure from the CMWA is at an average of 110 to 120 psi, but pressures can be as high as 150 psi. Consequently, the base has historically experienced problems related to over-pressurization of the distribution system. Base Civil Engineer personnel have identified a need for pressure reducers at the primary water main to modulate water pressure.

Water usage data in recent years for Dobbins ARB is as follows:

Period	1/97 to 12/98
Daily Average	89,500 gpd
Average Day of Maximum Month (ADMM)	186,200 gpd

J3.5. Secondary Metering

J3.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J3.6 below.

TABLE 5
Existing Secondary Meters
Water System, Dobbins ARB

Utility System	Meter Number	Facility ID	Facility Name/Description
Water	4508014	N/A	Dobbins ARB Meter (Old Meter #7002-1)
Water	4508013	N/A	N/A
Water		440/441	MC/Main Bldg

Water		510	
Water		554	Armory
Water		555	
Water		831	Warehouse Rd & 2nd St. (ANG)
Water		1001	
Water		1011	Army Reserve
Water		1012	
Water		1016	Firing Range
Water		1040	Georgia Air National Guard
Water		N/A	Recreational Center
Water		N/A	Army Reserve Wash Rack
Water		N/A	SE Disposal Rd
Water	33451505	N/A	N/A
Water		N/A	House #510

J3.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J3.6 below.

TABLE 6
New Secondary Meters
Water System, Dobbins ARB

Meter Location	Meter Description
401	VOQ
410	Reserve Forces Training
415	Reserve Forces Training
486	Gym
501	CE
509	CE Pest Management
516	NAA Transportation
530	BX

Meter Location	Meter Description
531	Petrol Ops. Bldg
537	Multi Rec
538	Latrine/Shower
545	Electric Power Bldg
557	GCA/RAPCON Bldg
559	Post Office
560	Recycle Center
600	Flight Simulator Training
700	COMM
701	COMM Flight
727	SQ OPS
728	Heat Plant
729	22nd AF
730	Maintenance Dock
731	AES
733	80th APS
737	OPS, BASE
738	TWR, CON
741	SHP-INSP NDI
744	Maintenance
745	Fire Department
746	Maintenance Dock
747	Maintenance Dock
800	Dorm
801	Dorm
802	Dorm
806	Club
807	Survey Equipment
812	Supply/Contracting
813	Dining Hall
819	SHP JET ENG
823	AGE
827	Finance

Meter Location	Meter Description
833	SF
838	HQ Bldg
904	TPC
922	Support Group
931	CAP
935	Marines
1001	COMM TMTR
826 (GANG Bldg)*	GANG Warehouse
829 (GANG Bldg)	GANG Maintenance
830 (GANG Bldg)	GANG Hazardous Storage
831 (GANG Bldg)	GANG Reserve Force Training
837 (GANG Bldg)	GANG Chapel
840 (GANG Bldg)	GANG OPL TNG
900 (GANG Bldg)	GANG OPL WPN SYS
905 (GANG Bldg)	GANG Miscellaneous REC
910 (GANG Bldg)	GANG STOR FACT
920 (GANG Bldg)	GANG SHP WPN
940 (GANG Bldg)	GANG Warehouse
945 (GANG Bldg)	GANG BE Maintenance
965 (GANG Bldg)	GANG Vehicle Maintenance
440/441 (NAS Atlanta)	Marine Reserve Center
550 (NAS Atlanta)	Navy Dispensary

*GANG is Georgia Air National Guard

J3.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: 94 SPTG / CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: 94 SPTG / CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: 94 SPTG / CEOC
Address: 1392 Second Street, Bldg 827
Dobbins ARB, GA 30069-4823
Phone number: 770-919-5650

J3.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

None.

J3.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Dobbins ARB boundaries.

J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the Dobbins ARB water distribution system.

J3.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water System, Dobbins ARB

Location	Description

Location	Description
None	

J3.11 Government Recognized System Deficiencies

Table 8 provides a listing of the system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Dobbins ARB water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrade and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water System, Dobbins ARB

Project Location	Project Description
Dobbins ARB	
Dobbins ARB-FGWB969001	Upgrade Water Distribution System
Dobbins ARB-FGWB950030	Renumber Fire Hydrants
Dobbins ARB-FGWB004001	Repair Drinking Water Cross Co
Dobbins ARB-FGWB970016	RPL Waterline, T/WA
Dobbins ARB-FGWB970045	Repair Water Distribution System
Dobbins ARB-FGWB930002	RPR Water Distribution Lines
Dobbins ARB-FGWB990042	Northside Water Loop
Dobbins ARB-FGWB969001	Replace Water Distribution System